



EDINBURGH CRESCENT, SOUTH LEAMINGTON

complete ● ● ●
SALES & LETTINGS





An excellent opportunity to purchase a 1950s detached home occupying a prominent corner plot, offering superb potential for extension (STPP). This spacious and versatile property comprises an entrance hall, L-shaped lounge diner, kitchen, garden room, three bedrooms and a stylish refitted bathroom. The home enjoys gardens on three sides, a large block-paved driveway to the front, and an attached brick-built garage, providing excellent parking and storage options. Ideally located just south of Leamington town centre, it is only a 10–15 minute walk into town and a 5-minute stroll to the train station, with easy access to the M40 and Shires Retail Park. With its fantastic location, generous plot, and no onward chain, this property represents a wonderful chance to create a stylish family home within walking distance of all the vibrant amenities, parks, cafés, and commuter links that make Leamington Spa such a desirable place to live.

It's in the details...

Entrance Hall

Composite entry door leads into the hallway, which has timber-effect laminate flooring, carpeted stairs to the first floor, a radiator and glazed timber doors through to the kitchen and living room. There is an under-storage cupboard.

Living/ Dining Room

L-shaped lounge diner with a gas fireplace, three uPVC double glazed windows and coving. Two radiators and an archway through to the kitchen.

Kitchen

Top timber units with black worktops, a Bosch fitted oven, a five-ring gas hob and an extractor over. A one-and-a-half bowl stainless steel sink with mixer tap and drainer, a fitted dishwasher, a fitted fridge freezer, a fitted under-the-counter fridge and splashback tiling. Two uPVC double glazed windows, black tiled floor, door back to the hallway and an open doorway through to the cloak storage.

Cloaks

With hanging space for coats and space for shoes, a useful shelf and the Worcester gas boiler. A modern oak glazed door leads through to the garden room.

Garden Room

Originally a conservatory with uPVC double glazed units, brick base with electrics, now an insulated solid roof with downlighting, uPVC double glazed French door to the garden and a door to a storage cupboard with a fitted fridge and a deep shelf.

Landing

A uPVC double glazed window, thermostat, shelved storage cabinet, doors to two bedrooms and the bathroom and a glazed door to the third bedroom. Loft hatch.

Bedroom One

A spacious double bedroom with two uPVC double glazed windows overlooking the front. There is ample space for wardrobes and other bedroom furniture. Feature wallpaper wall and a radiator.

Bedroom Two

A spacious double bedroom with two uPVC double glazed windows overlooking the rear garden and there is a radiator.

Bedroom Three

A single bedroom with a uPVC double glazed window and radiator.

Bathroom

Very stylish, re-fitted bathroom, with a deep bath with a chrome mixer tap, double-width glass door shower enclosure with a mains thermostatic shower



and tiled boxing. A concealed waste toilet unit with vanity storage, a surface sink and a chrome mixer tap. The bathroom is fully tiled, has down-lights, an extractor, an LED mirror cabinet and a chrome towel radiator. There is also a frosted uPVC double glazed window.

Garden

Garden has a large patio, lawn, bedded borders with planting, bushes and flowers. Brick retained area, with a patio and a pergola. Patio decide the property with space for a greenhouse. Gated access to the front.

Drive & Frontage

A block paved drive for parking 2 cars, there are some hedgerow and planting areas. Picket fence to the side garden. Gate leads to the rear garden.

Garage

An attached brick-built garage with two front doors, power and lighting. Pedestrian side door to the garden.

Location

The property is located to the South of Leamington Spa, within walking distance of Leamington Spa town centre and all that it has to offer; Independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over forty restaurants, bars, brasseries and gastropubs. The property is ideally situated for the commuter, with a five minute walk to the train station and close to the A46 and M40. There is an excellent rail service from Leamington station, which is a few minutes walk - Regular trains to Birmingham and London Marylebone.



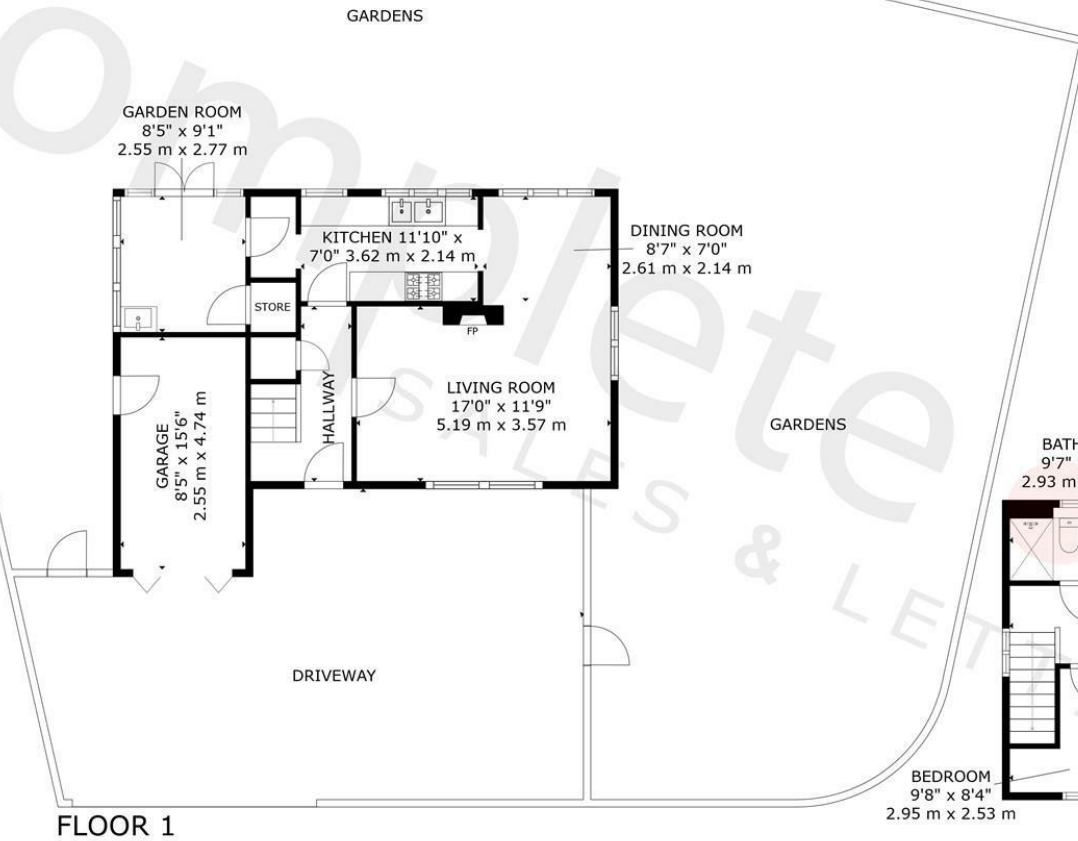
GROSS INTERNAL AREA

FLOOR 1: 553 sq. ft 51 m², FLOOR 2: 460 sq. ft 42 m²

TOTAL: 1,013 sq. ft 94 m²

EXCLUDED AREA: GARAGE 130 sq. ft 12 m²

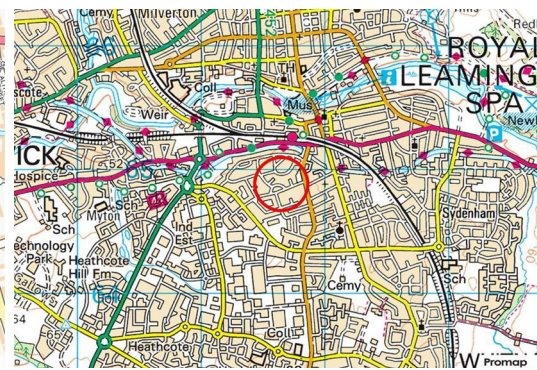
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- 1950's Detached
- Three Bedrooms
- Lounge Diner & Kitchen
- Conservatory & Store
- Walking Distance To Town

- Corner Plot
- Re-Fitted Bathroom
- 5 Minute Walk To The Train Station
- Garage & Off Road Parking
- No Chain & Close To M40



EDINBURGH CRESCENT, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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